

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Former Redevelopment Agency:	<u>Redevelopment Agency of the City of Redondo Beach</u>					
Successor Agency to the Former Redevelopment Agency:	<u>City of Redondo Beach</u>					
Entity Assuming the Housing Functions of the former Redevelopment Agency:	<u>Redondo Beach Housing Authority</u>					
Entity Assuming the Housing Functions Contact Name:	<u>William P. Workman</u>	Title	<u>City Manager</u>	Phone	<u>(310) 372-1171</u>	E-Mail Address <u>bill.workman@redondo.org</u>
Entity Assuming the Housing Functions Contact Name:	<u>Joe Hoefgen</u>	Title	<u>Director of Recreation and Community Services</u>	Phone	<u>(310) 372-1171</u>	E-Mail Address <u>joe.hoefgen@redondo.org</u>

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	<input checked="" type="checkbox"/>
Exhibit B- Personal Property	<input type="checkbox"/>
Exhibit C - Low-Mod Encumbrances	<input checked="" type="checkbox"/>
Exhibit D - Loans/Grants Receivables	<input checked="" type="checkbox"/>
Exhibit E - Rents/Operations	<input type="checkbox"/>
Exhibit F- Rents	<input type="checkbox"/>
Exhibit G - Deferrals	<input checked="" type="checkbox"/>

Prepared By:	<u>Marni Ruhland</u>
Date Prepared:	<u>August 1, 2012</u>

City or County of Redondo Beach
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description		Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency		Construction or acquisition cost funded with Low-Mod Housing Fund monies		Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Low-Mod Housing	1801 Aviation Way		-	79,100	15,120	Yes	Bond Restrict	02/01/12		Yes		No	No	09/23/93	Affordability Restriction
2	Low-Mod Housing	1801 Aviation Way		-	79,100	22,140	Yes	Issuer Loan	02/01/12		Yes		No	No	09/23/93	Lender
3	Low-Mod Housing	101-115 S Francisca Ave		-	87,928	17,586	Yes	Def Pymt Loan	02/01/12		Yes		No	No	05/01/95	Affordability Restriction
4	Low-Mod Housing	2001 Artesia Blvd		-	50,565	835	Yes	Silent 2nd	02/01/12		Yes		No	No	10/18/10	Lender
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City or County of Redondo Beach
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mod Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
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a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

Exhibit C - Low-Mod Encumbrances
City or County of Redondo Beach
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	Low-Mod Housing	11/19/96	Various	952,290	No	Resolution	Housing Authority	Yes	No	No	n/a
2	Low-Mod Housing	06/15/10	Watt Communities	239,502	Yes	Coop Agree	Watt Comm	Yes	No	No	n/a
3	Low-Mod Housing	n/a	Unencumbered	7,011,464	No	n/a	Housing Authority	Yes	No	No	n/a
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit D - Loans/Grants Receivables

City or County of Redondo Beach
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Item #	Was the Low-Mod Housing Fund amount issued for a loan or a grant?		Amount of the loan or grant		Date the loan or grant was issued	Person or entity to whom the loan or grant was issued		Purpose for which the funds were loaned or granted		Are there contractual requirements specifying the purposes for which the funds may be used?		Repayment date, if the funds are for a loan		Interest rate of loan		Current outstanding loan balance
1	Loan		12,635.00		03/25/02	Rosario Rodriguez		Home Rehab		Yes		Refi/Home Sale		4%		12,635.00
2	Loan		5,444.00		12/26/02	Clara Murrin		Home Rehab		Yes		Refi/Home Sale		4%		5,444.00
3	Loan		47,000.00		05/14/02	Patricia Rillera		Home Rehab		Yes		Refi/Home Sale		4%		47,000.00
4	Loan		23,454.00		04/28/03	Linda Lee		Home Rehab		Yes		Refi/Home Sale		4%		23,454.00
5	Loan		44,800.00		04/17/03	Tia Milton		Home Rehab		Yes		Refi/Home Sale		4%		44,800.00
6	Loan		40,450.00		09/20/05	Bruce Harrington		Home Rehab		Yes		Refi/Home Sale		4%		40,450.00
7	Loan		39,500.00		04/29/04	Lynn Kacoullas		Home Rehab		Yes		Refi/Home Sale		4%		39,500.00
8	Loan		29,314.00		07/19/06	Elaine Mannick		Home Rehab		Yes		Refi/Home Sale		4%		29,314.00
9	Loan		45,500.00		08/17/05	Bonnie Amster		Home Rehab		Yes		Refi/Home Sale		4%		45,500.00
10	Loan		70,000.00		12/29/06	Erlinda Nevarez		Home Rehab		Yes		Refi/Home Sale		4%		70,000.00
11	Loan		121,066.00		05/21/07	William Pique		Home Rehab		Yes		Refi/Home Sale		4%		121,066.00
12	Loan		50,000.00		02/15/06	Walter Schonborg		Home Rehab		Yes		Refi/Home Sale		4%		50,000.00
13	Loan		95,400.00		02/07/08	Mona Whitney		Home Rehab		Yes		Refi/Home Sale		4%		95,400.00
14	Loan		74,000.00		02/07/08	Doug Black		Home Rehab		Yes		06/01/12		4%		-
15	Loan		54,911.00		07/28/08	Beverley Whitaker		Home Rehab		Yes		Refi/Home Sale		4%		54,911.00
16	Loan		17,000.00		04/22/08	Charles Stiley		Home Rehab		Yes		Refi/Home Sale		4%		17,000.00
17	Loan		26,150.00		07/14/09	Delores Valencia		Home Rehab		Yes		Refi/Home Sale		4%		26,150.00
18	Loan		80,000.00		09/24/09	Hermina Banda		Home Rehab		Yes		Refi/Home Sale		4%		80,000.00
19	Loan		8,000.00		03/25/10	Beverley Whitaker		Home Rehab		Yes		Refi/Home Sale		4%		8,000.00
20	Loan		82,628.00		07/28/11	Russell Richer		Home Rehab		Yes		Refi/Home Sale		4%		82,628.00
21	Loan		65,370.00		07/28/11	Ruth Ethridge		Home Rehab		Yes		Refi/Home Sale		4%		65,370.00
22	Loan		2,200,000.00		06/21/95	Corp Fund for Housing		Proj Development		Yes		06/21/40		2%		2,854,234.79

City or County of Redondo Beach
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to enforceable income limits.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

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Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
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a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

Exhibit G - Deferrals

City or County of Redondo Beach
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	HSC 33690(c)(1)	2009-2010	1,403,671	0%	246,740	06/30/15
2	HSC 33690.5(c)(1)	2010-2011	288,991	0%	288,991	06/30/15
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